

# Broker Price Opinion

 Exterior Inspection  
 Interior Inspection

Property Address:	1109 Carr Ave	Vendor ID:	4214896
City, State, Zip:	Santa Rosa, CA 95404	Deal Name:	
Loan Number:	1109CarrAve	Inspection Date:	4/11/2017
2nd Loan / Client #:		Subject APN:	180-390-013

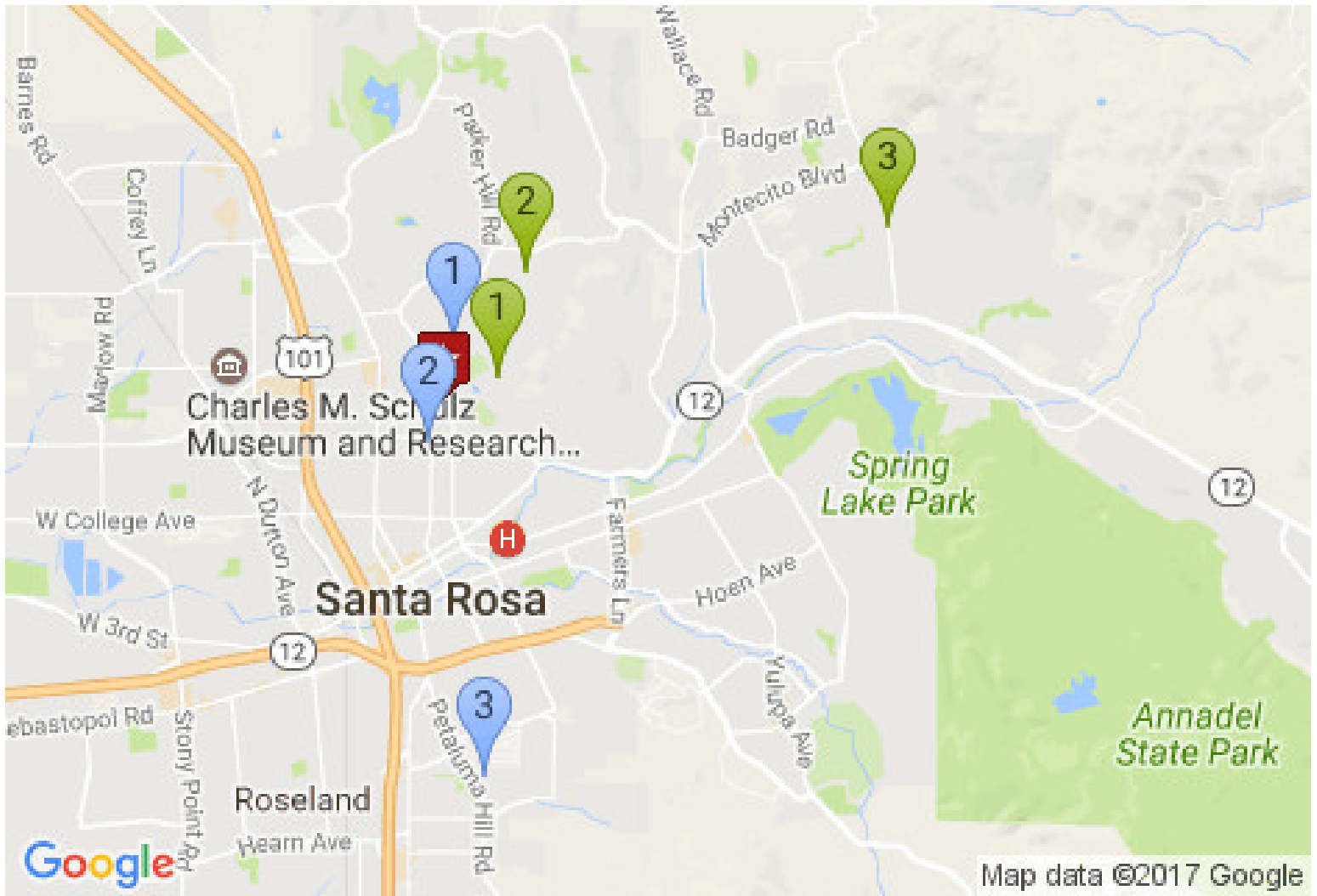
Property Occupancy Status	Vacant	Does the Property Appear Secure?	Yes	Est. Monthly Rent	\$2,800	Sold in the last 12 Months?	No
Currently Listed	Yes	Currently List Broker	Century 21 Alliance	List Broker Contact #	(707) 577-7777	Initial List Price	\$549,500
		Initial List Date	3/21/2017	Current List Price	\$549,500	DOM / CDOM	21 / 22
Is the Subject Listing Currently Pending?	No	Date of Contract		CDOM to Contract		Sale Price:	
						Sale Date:	

Subject Property Comments / External Influences

Visual exterior inspection shows no sign of needed repair.

	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	List Comp 1	List Comp 2	List Comp 3
Address	1109 Carr Ave Santa Rosa, CA 95404	2005 Hidden Valley Dr Santa Rosa, CA 95404	3199 Hidden Valley Dr Santa Rosa, CA 95404	512 Calistoga Rd Santa Rosa, CA 95404	1022 Hyland Dr Santa Rosa, CA 95404	1301 King St Santa Rosa, CA 95404	849 Breeze Way Santa Rosa, CA 95404
Proximity		0.41 Miles	1.05 Miles	3.2 Miles	0.43 Miles	0.27 Miles	2.48 Miles
Sale/List Price		\$495,000	\$595,500	\$560,000	\$615,000	\$549,500	\$529,900
Sale Date		11/8/2016	1/9/2017	2/3/2017			
Price Per Sq.ft.	\$297.41	\$313.09	\$365.79	\$259.86	\$371.60	\$347.78	\$337.73
Initial List Price	\$549,500	\$449,900	\$573,000	\$599,000	\$615,000	\$549,500	\$529,900
Initial List Date	3/21/2017	9/9/2016	11/14/2016	12/6/2016	2/8/2017	11/7/2016	4/2/2017
Current/Final List	\$549,500	\$449,900	\$599,000	\$549,000	\$615,000	\$549,500	\$529,900
DOM/CDOM	21 / 22	52 / 52	26 / 26	55 / 55	42 / 42	153 / 153	8 / 8
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Finance Incentives	0	0	0	0	0	0	0
Living Area	1850	1581	1628	2155	1655	1580	1569
#Rooms/Bed/Bath 1	7 / 3 / 2.0	7 / 3 / 2.0	7 / 3 / 2.0	8 / 4 / 3.0	7 / 4 / 2.0	7 / 3 / 2.5	7 / 4 / 2.5
Year Built	1957	1963	1970	1968	1949	1993	1990
Bsmnt SF/% Finished							
Lot Size	0.18ac	0.16ac	0.19ac	0.14ac	0.16ac	0.16ac	0.12ac
Property Type	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach	SF Detach
Style / Quality	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	Ranch / Q3	2-Story Conv / Q3	2-Story Conv / Q3
# of Units	1	1	1	1	1	1	1
Condition	C4	C4	C4	C4	C4	C4	C4
Pool/Spa	None	No / No	No / No	No / No	No / No	No / No	No / No
View	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood	Neighborhood
Porch/Patio/Deck	No / Yes / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Garage	1 Carport	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached	2 Attached
Other Features	None	None	None	None	None	None	None
HOA Fees	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo	0/mo
Subdivision	Santa Rosa	Santa Rosa	Santa Rosa	Santa Rosa	Santa Rosa	Santa Rosa	Santa Rosa
School District	Santa Rosa High School	Santa Rosa High School	Santa Rosa High School	Santa Rosa High School	Santa Rosa High School	Santa Rosa High School	Santa Rosa High School
Data Source - ID	County Tax - 21705610	MLS - 21620252	MLS - 21626101	MLS - 21627152	MLS - 21702512	MLS - 21625822	MLS - 21706538

<b>Market Time 90-120 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>
Anticipated Sale Price	\$550,200	\$550,200	\$213,500
Recommended List Price	\$561,200	\$561,200	
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is		<input type="checkbox"/> Repaired



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	1109 Carr Ave	Santa Rosa	3	2	0.18ac		1957		
1	2005 Hidden Valley Dr	Santa Rosa	3	2	0.16ac	11/8/2016	1963	\$495,000	0.41 Miles
2	3199 Hidden Valley Dr	Santa Rosa	3	2	0.19ac	1/9/2017	1970	\$595,500	1.05 Miles
3	512 Calistoga Rd	Santa Rosa	4	3	0.14ac	2/3/2017	1968	\$560,000	3.2 Miles
1	1022 Hyland Dr	Santa Rosa	4	2	0.16ac	2/8/2017	1949	\$615,000	0.43 Miles
2	1301 King St	Santa Rosa	3	2.5	0.16ac	11/7/2016	1993	\$549,500	0.27 Miles
3	849 Breeze Way	Santa Rosa	4	2.5	0.12ac	4/2/2017	1990	\$529,900	2.48 Miles

**Neighborhood Data:**

Location Type:       Market Trend:       Economic Trend:       Neighborhood Trend:   
 Housing Supply:       Crime/Vandalism:       REO Driven?:       Avg Age of Home:   
 Neighborhood Pride of Ownership:       Avg Marketing Time of Comparable Listings:   
 Price Range:  to       Median Price:       Predominate Value:       Average DOM:   
 Number of units for rent:       Number of units in complex for sale:

**Negative Neighborhood Factors that will detract from the subject:**

**Neighborhood Comments:**

**Marketability of Subject:**

Most Likely Buyer:       Types of Financing the Subject will NOT qualify for:

Will this be a problem for resale? If yes, please explain:

**Comparables:**

Sale 1 Comments	Sold1 has smaller living space and 6 years younger. Similar bed,s baths, lot size, condition and proximity.
Sale 2 Comments	Sold2 has smaller living space and 13 years younger. Similar bed,s baths, lot size and condition.
Sale 3 Comments	Sold3 has 1 more bed, 1 more bath, bigger living space and 11 years younger. Similar lot size and condition.
List 1 Comments	List1 has 1 more bed, smaller living sapce and 8 years older. Similar baths, lot size, condition and proximity.
List 2 Comments	List2 has half more bath, smaller living space and 36 years younger. Similar beds, lot size and condition.
List 3 Comments	List3 has 1 more bed, half more bath, smaller living space, smaller lot size and 33 years younger. Similar codnition.

**Comments:**

## Service Provider Comments:

Subject's current listing is priced for a quick sale. Its asking price doesn't necessarily represent the normal market value. Its sale was pending in 21 days. There's a shortage of comparables with similar living space within immediate area so expansion of search distance is necessary. Located in a quiet and well-established neighborhood with homes in average to good condition. Potential buyers are move up buyers. Potential buyers are move-up buyers. Offering some sales incentive can help improve the marketing effort.

## Vendor Comments:

Service Provider  
Signature

/s/ Sirima Chantalakwong

Service Provider  
Company

Insync Realty Inc

BPO Effective Date

4/11/2017

Service Provider Lic.  
Num.

01460948

**Repairs**

Recommended Repairs would bring the subject to:

<b>Internal Repairs</b>		<b>Comment</b>	<b>Total</b>
Paint			\$0
Walls/Ceiling			\$0
Carpet/Floors			\$0
Cabinets/Countertops			\$0
Plumbing			\$0
Electrical			\$0
Heating/AC			\$0
Appliances			\$0
Doors/Trim			\$0
Cleaning			\$0
Other			\$0
Internal Repair Total:			\$0
<b>External Repairs</b>		<b>Comment</b>	<b>Total</b>
Roof			\$0
Siding/Trim			\$0
Structural			\$0
Windows/Doors			\$0
Paint			\$0
Foundation			\$0
Garage			\$0
Landscaping			\$0
Fence			\$0
Other			\$0
External Repair Total:			\$0
Repair Total:			\$0



Subject Front

**1109 Carr Ave  
Santa Rosa, CA 95404**



Address



Side



Side



Street



Street



View across street



**Comparable Sale #1**

2005 Hidden Valley Dr  
Santa Rosa, CA 95404  
Sale Date: 11/8/2016  
Sale Price: \$495,000



**Comparable Sale #2**

3199 Hidden Valley Dr  
Santa Rosa, CA 95404  
Sale Date: 1/9/2017  
Sale Price: \$595,500



**Comparable Sale #3**

512 Calistoga Rd  
Santa Rosa, CA 95404  
Sale Date: 2/3/2017  
Sale Price: \$560,000



**Comparable Listing #1**

1022 Hyland Dr  
Santa Rosa, CA 95404  
Current List: \$615,000



**Comparable Listing #2**

1301 King St  
Santa Rosa, CA 95404  
Current List: \$549,500



**Comparable Listing #3**

849 Breeze Way  
Santa Rosa, CA 95404  
Current List: \$529,900

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